

152.0

0007

0021.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

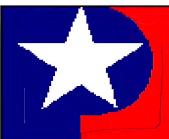
831,600 / 831,600

USE VALUE:

831,600 / 831,600

ASSESSED:

831,600 / 831,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
6		PERKINS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PALMER JOHN JOSEPH	
Owner 2: PALMER LISA	
Owner 3:	
Street 1: 6 PERKINS ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
6/26/2012 795 Demo gar 21,000
9/17/2004 882 Redo Kit 20,000
3/23/1999 149 Dormers 10,000

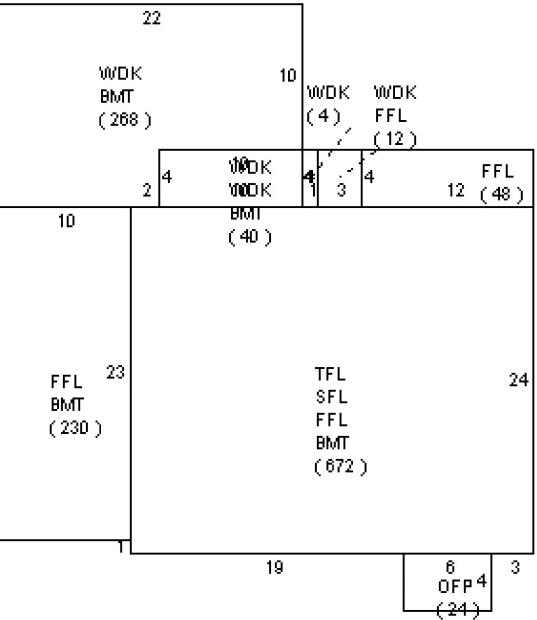
ACTIVITY INFORMATION
4/27/2018 MEAS&NOTICE CC Chris C
7/16/2012 Info Fm Prmt BR B Rossignol
4/2/2009 Measured 372 PATRIOT
4/12/2005 Permit Visit BR B Rossignol
12/16/1999 Mailer Sent
11/22/1999 Measured 270 PATRIOT
1/1/1982 GP

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

LAND SECTION (First 7 lines only)
Use Code Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 6480 Sq. Ft. Site 0 80. 0.76 9
Topo -20
393,217
393,200

Total AC/HA: 0.14876	Total SF/SM: 6480	Parcel LUC: 101	One Family	Prime NB Desc	Brackett	Total: 393,217	Spl Credit	Total: 393,200
Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.	Database: AssessPro - ArchiveProArling	apro	2023					

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Average												
Sty Ht: 3	- 3 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2									
Year Blt: 1930	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:		Alt %:		Total Units:				Lower									
Jurisdct: G6		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %												
Prim Int Wal 2	- Plaster			Functional:		%											
Sec Int Wall:		%		Economic:		%											
Partition: T - Typical				Special:		%											
Prim Floors: 3 - Hardwood				Override:		%											
Sec Floors:		%		Total:	18.6 %												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 130.00													
Bsmnt Gar: 1				Size Adj.: 1.11900115													
Electric: 3 - Typical				Const Adj.: 0.98990101													
Insulation: 2 - Typical				Adj \$ / SQ: 144.001													
Int vs Ext: S				Other Features: 93750													
Heat Fuel: 1 - Oil				Grade Factor: 1.10													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 538557													
% Com Wal	% Sprinkled			Depreciation: 100172													
				Depreciated Total: 438386													
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 152.0-0007-0021.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101					
More: N				Total Yard Items:				Total Special Features:				Total:					



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,210	57.240	69,261	BMT	100	RRM	50		
FFL	First Floor	962	144.000	138,529						
SFL	Second Floor	672	144.000	96,769	TFL	90				
TFL	Third Floor	605	144.000	87,092						
WDK	Deck	364	8.660	3,152						
OPF	Open Porch	24	43.560	1,045						
	Net Sketched Area:	3,837	Total:	395,848						
Size Ad	2238.7999	Gross Area	3904	FinArea	2844					

SUB AREA DETAIL

